

MID SUFFOLK DISTRICT COUNCIL  
DEVELOPMENT CONTROL COMMITTEE B - 16 MARCH 2016

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**AGENDA ITEM NO** 2  
**APPLICATION NO** 0412/16  
**PROPOSAL** Remove existing rough cast render and replace with Grey Hardie-Plank  
**SITE LOCATION** 38 Burton Drive, Needham Market, Ipswich, IP6 8XD  
**SITE AREA (Ha)**  
**APPLICANT** Mr M Rawlings  
**RECEIVED** January 29, 2016  
**EXPIRY DATE** March 26, 2016

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**REASONS FOR REFERENCE TO COMMITTEE**

The application is referred to committee for the following reason :

- The applicant is a Mid Suffolk District Council employee

**PRE-APPLICATION ADVICE**

1. Pre-application advice was sought for this proposal and was considered to be an acceptable scheme.

**SITE AND SURROUNDINGS**

2. No. 38 Burton Drive is a semi-detached two storey dwelling on a modern housing estate in Needham Market. The housing development has a mixture of houses and bungalows of differing designs and materials.

No. 38 is finished in brick to the ground floor with the first floor finished in rough cast render on the gable ends and side elevation. The roof has concrete interlocking tiles and the windows and doors are of white uPVC. Nos. 38 and 40 are linking with integral garages located in the mid section of the semi.

The property has a two storey extension and rear single storey extension.

**HISTORY**

3. The planning history relevant to the application site is:

1050/07	Single storey rear extension.	Granted 31/05/2007
1450/02	Two storey extensions	Granted 14/01/2003

**PROPOSAL**

4. The proposal seeks planning permission for the removal of the existing rough cast render to the first floor level and replace it with grey Hardieplank.

### POLICY

5. **Planning Policy Guidance** - See Appendix below.

### CONSULTATIONS

6. **Needham Market Town Council - Support.**

### LOCAL AND THIRD PARTY REPRESENTATIONS

7. No local or third party representations have been received for this proposal.

### ASSESSMENT

8. The proposal is considered to raise the following core planning issues:

**Principle of development** - As a householder application for a change in external materials the proposal is assessed against Local Plan policies GP1, H16, Core Strategy policies CS5, FC1 and FC1.1. and the NPPF.

**Impact on the character and appearance of the area** - The dwellings of Burton Drive are a mixture of design types and materials. Some dwellings in Burton Drive already have weatherboard and timber substitutes. No. 38 is a semi-detached property which currently mirrors the adjoining property from the front elevation. The proposed Hardiplank will be light in colour (light mist) and would therefore not look dissimilar in colour to the existing render of the neighbouring property which is painted white.

**Residential amenity** - The change of material will not affect the residential amenity of neighbouring properties.

**Summary** - This is minor proposal that would not cause a loss of residential amenity. Hardiplank is a low maintenance material that does not crack or need to be painted on a regular basis. The change of material will not detract from the character or appearance of the area and therefore approval of this proposal is recommended.

### RECOMMENDATION

**That Full Planning Permission be granted subject to the following conditions:**

- **Implementation - Standard Time condition**  
**Approved Documents**

Philip Isbell  
Corporate Manager - Development Management

Samantha Summers  
Planning Officer

### APPENDIX A - PLANNING POLICIES

**1. Mid Suffolk Core Strategy Development Plan Document and the Core Strategy Focused Review**

**Cor5** - CS5 Mid Suffolks Environment

**CSFR-FC1** - PRESUMPTION IN FAVOUR OF SUSTAINABLE DEVELOPMENT

**CSFR-FC1.1** - MID SUFFOLK APPROACH TO DELIVERING SUSTAINABLE DEVELOPMENT

**2. Mid Suffolk Local Plan**

**GP1** - DESIGN AND LAYOUT OF DEVELOPMENT

**H16** - PROTECTING EXISTING RESIDENTIAL AMENITY

**3. Planning Policy Statements, Circulars & Other policy**

**NPPF** - National Planning Policy Framework

**APPENDIX B - NEIGHBOUR REPRESENTATIONS**

No Letters of representation have been received.